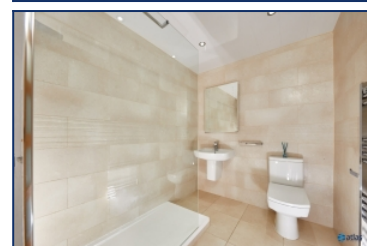
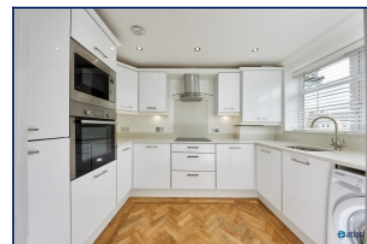


## Score Lane, Childwall, L16



**For Sale - £170,000 Offers Over**

### Key Features

- 2 Bedroom 1 Bathroom Apartment
- EPC Rating: C
- No Onward Chain, Allowing for a Smooth and Swift Purchase
- Stunning Modern Kitchen Featuring Quartz Worktops, Integrated Appliances, and a Freestanding Washing Machine
- Double French Doors Opening from the Lounge Onto a Balcony
- Stylish Herringbone Karndean Flooring Throughout Living Space and Hallway
- Media Wall in the Lounge with a Contemporary Feature Fireplace
- Stylish, Fully Tiled Bathroom with a Spacious Walk-in Shower
- Master Bedroom Boasting Double French Doors Leading to the Balcony
- Elegant Fixtures and Fittings Throughout, Including Chrome Light Switches and Sockets
- Gated, Allocated Parking Space Alongside Additional Visitor Parking
- Excellent Location Close to Popular Amenities in Childwall

### Further Details

- Tenure: Leasehold
- Floor: 1 (no lift)
- No. of Floors: 1
- Floor Space: 71 square metres / 764 square feet
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Service Charge: £70 per calendar month
- Ground Rent: £50 per annum
- Security: Burglar Alarm
- Parking: Visitors, Gated, Communal, Allocated
- No. of Parking Spaces: 1
- Heating/Energy: Triple Glazing, Gas Central Heating
- Appliances/White Goods: Electric Oven, Electric Hob (Induction), Microwave, Fridge/Freezer, Washing Machine

### Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 01/01/2002 (approx)
- Original Lease Term: 999 year(s)
- Lease Expiry Date: 31/12/3000 (approx)
- Lease Term Remaining: 975 year(s) (approx)
- Service Charge: £70 per calendar month
- Ground Rent: £50 per annum

### Description

Brought to the market by Atlas Estate Agents, this elegant first-floor apartment on Score Lane, Childwall, offers stylish living with no onward chain, ensuring a smooth and swift purchase. The accommodation is thoughtfully arranged over one floor and comprises two well-proportioned bedrooms, including a master with double French doors leading to a balcony.

A stunning modern kitchen boasts quartz worktops, integrated appliances, and a freestanding washing machine, seamlessly flowing into the spacious reception room. Here, double French doors open onto a balcony, complemented by a contemporary media wall with a feature fireplace and stylish herringbone flooring throughout.

The fully tiled bathroom impresses with a large walk-in shower, while elegant fixtures, such as chrome light switches and sockets, enhance the sophisticated interior. Additional highlights include an audio intercom system for secure access and a gated, allocated parking space with visitor parking.

Conveniently located close to popular amenities in Childwall, this property perfectly blends comfort and style in a sought-after setting.

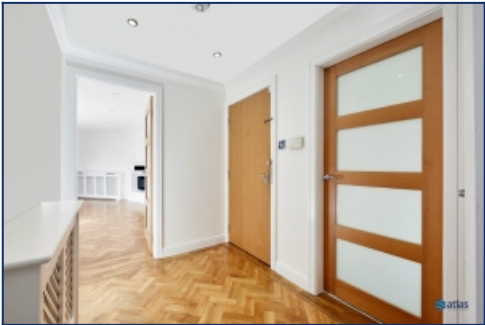
### Additional Images



Bedroom 1



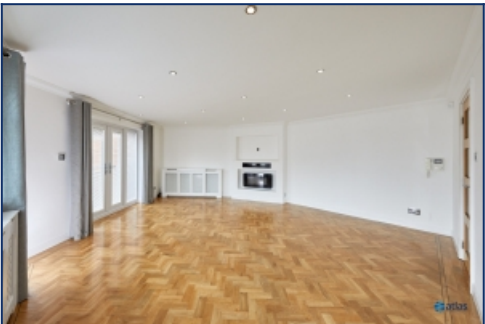
Balcony



Hallway



Lounge



Lounge



Bedroom 2

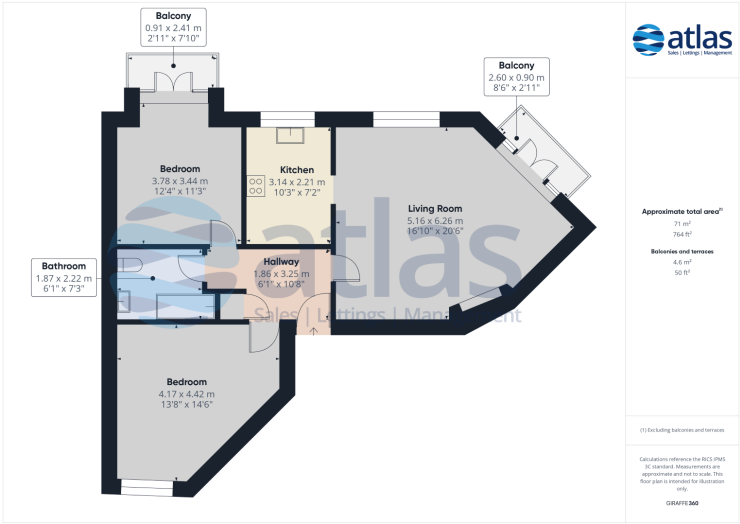


External



External

### Floor Plans



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These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers/tenants and do not constitute an offer or part of a contract. Please note that any services, heating systems or

appliances have not been tested and no warranty can be given or implied as to their working order. Prospective purchasers/tenants ought to seek their own professional advice.

All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers/tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.